

IN RE: PETITION FOR ADMINISTRATIVE	* BEFORE THE
ZONING VARIANCE	
NW/S East Cherry Hill Rd., 250'	* ZONING COMMISSIONER
NE of c/l Reisterstown Road	
6 E. Cherry Hill Road	* OF BALTIMORE COUNTY
4th Election District	
3rd Councilmanic District	* Case No. 96-1-A
Rada K. Davinic	
Petitioner	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Rada K. Davinic for that property known as 6 E. Cherry Hill Road in the Academy Acres subdivision of Baltimore County. The Petitioner herein seeks a variance from Section 1B02.3 of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 7 ft., in lieu of the required 10 ft., for converting an existing carport to a garage, as more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

MICROFILMED


ORDER RECEIVED FOR FILING
 Date 8/4/95
 By M. Hawk

upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 4th day of August, 1995 that the Petition for a Zoning Variance from Section 1B02.3 of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 7 ft., in lieu of the required 10 ft., for converting an existing carport to a garage, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmn

ORDER RECORDED & INDEXING
DATE 8/14/95
BY M. Good

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 4, 1995

Ms. Rada K. Davinic
6 E. Cherry Hill Road
Reisterstown, Maryland 21136

RE: Petition for Administrative Variance
Case No. 96-1-A
Property: 6 E. Cherry Hill Road

Dear Ms. Davinic:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.





Petition for Administrative Variance

96-1-A

to the Zoning Commissioner of Baltimore County

for the property located at 6 East Cherry Hill Road

which is presently zoned DR 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1302.3. (208.3, R.10, 1957) to permit a 7' side yard in lieu of 10'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

* I WISH TO CLOSE EXISTING CARPORT AND MAKE A GARAGE, PROTECTED BY ALARM SYSTEM. I HAD IN 16 MONTHS 3 TIMES BURGLARY LAST WAS MAY 13-1995. OPEN CAR PORT IS 7 FEET FROM PRESENT FENCE. GARAGE MUST BE 10 F. THIS IS REASON FOR MY PETITION FOR ZONING VARIANCE.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

RADA K. DAVINIC

(Type or Print Name)

Rada K. Davinic

Signature

(Type or Print Name)

Signature

6 E CHERRY HILL RD. HOME: 526-3921 OFFICE: 494-2073

Address

Phone No.

REISTERSTOWN MD. 21136

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: mjk DATE: 7/6/95

ESTIMATED POSTING DATE: 7/16/95

Printed with Soybean Ink
on Recycled Paper

ITEM #: 4

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 6 CHERRY HILL RD.
address
REISTERSTOWN MD. 21136
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

X I WISH TO CLOSE EXISTING CAR-PORT AND MAKE A GA-
RAGE, PROTECTED BY ALARM SYSTEM. I HAD IN 16 MONTH
3 X BURGLARY, LAST WAS MAY 13-95. OPEN CAR PORT
IS 7 FEET FROM PRESENT FENCE. GARAGE MUST BE
10 F. THIS IS REASON FOR MY PETITION FOR
ZONING - VARIANCE

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Rada K. Davinic
(signature)
RADA K. DAVINIC
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of July, 19 95, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Rada K Davinic

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

7-1-95
date

Jean Marie Shettle
NOTARY PUBLIC

My Commission Expires: July 9, 1997

MICROFILMED

96 1-A

Beginning on the northwest side of East Cherry Hill Road (80 feet wide) at the distance of 250 feet northeast of the centerline of Reisterstown Road. Being Lot 3, Block A, Section 2 of Academy Acres as recorded in Plat Book 23, Folio 127. Also known as 6 East Cherry Hill Road containing .232 acres in the 4th Election District.

RECEIVED

04

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

96-1-A

No.

003694

DATE 7-6-95

ACCOUNT 01-615

Item: 04

Taken In By: MX

AMOUNT \$ 85.05

RECEIVED 1701111

10.00 (L. East (New Hill Rd))

10.

0.07

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

July 21, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on July 20, 1995.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 on Room 110 - Old Courthouse, 101 W. Washington Avenue, Baltimore, Maryland 21201.

101 W. Washington Avenue
Baltimore Square
Shopping Center

420 NW of Westfield Road
12th Election District
7th Councilmanic

Legal Owner(s):

Merritt Boulevard

Property Partnership

Hearing: Thursday

August 10, 1995 at 9:00

a.m. in Rm. 106, County Office Building

Variance to permit an identification sign with a face area of 100 square feet in lieu of the permitted 150 square feet; and to permit a height of 27 feet in lieu of the maximum 25 feet.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

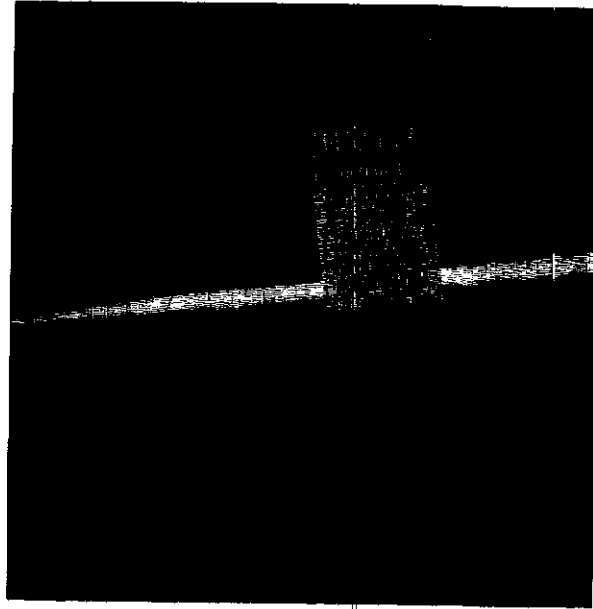
NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call 887-3353.

(2) For information concerning the file and/or hearing, please call 887-3351.

7/19/95 July 20.

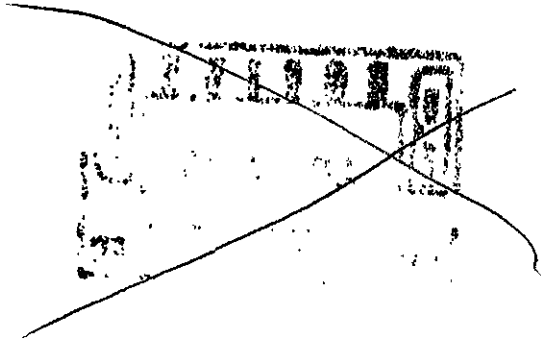
1/1 CROFILMED

96-1-A



96-1

MICROFILMED



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 04

Petitioner: Rada K. Davinic

Location: 6 East Cherry Hill Rd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Rada K. Davinic

ADDRESS: 6 East Cherry Hill Rd.

Reisterstown, MD 21136

PHONE NUMBER: (410) 526-3921

AJ:ggs

(Revised 04/09/93)



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 17, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-1-A (Item 4)
6 East Cherry Hill Road
NW/S East Cherry Hill Road, 250' NE of c/l Reisterstown Road
4th Election District - 3rd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property should have been posted on or before July 16, 1995. The closing date (July 31, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director
Department of Permits and Development Management

cc: Rada K. Davinic

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Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 27, 1995

Mr. Rada K. Davinic
6 East Cherry Hill Road
Reisterstown, Maryland 21136

RE: Item No.: 4
Case No.: 96-1-A
Petitioner: R. K. Davinic

Dear Mr. Davinic:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 6, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: July 24, 1995
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for July 24, 1995
Items 004, 005, 006 and 008³

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 07/17/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION OF JULY 17, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 01, 03, 04, 05, 06 & 08.5

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: July 18

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: July 17, 1995

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

1
2
3
④
8

LS:sp

LETTY2/DEPRM/TXTSBP

MICROFILMED



Maryland Department of Transportation
State Highway Administration

Hal Kassoff
Administrator

7-12-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 004 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

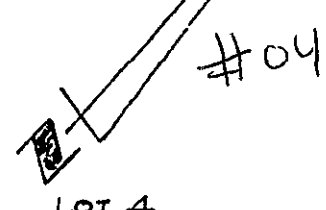
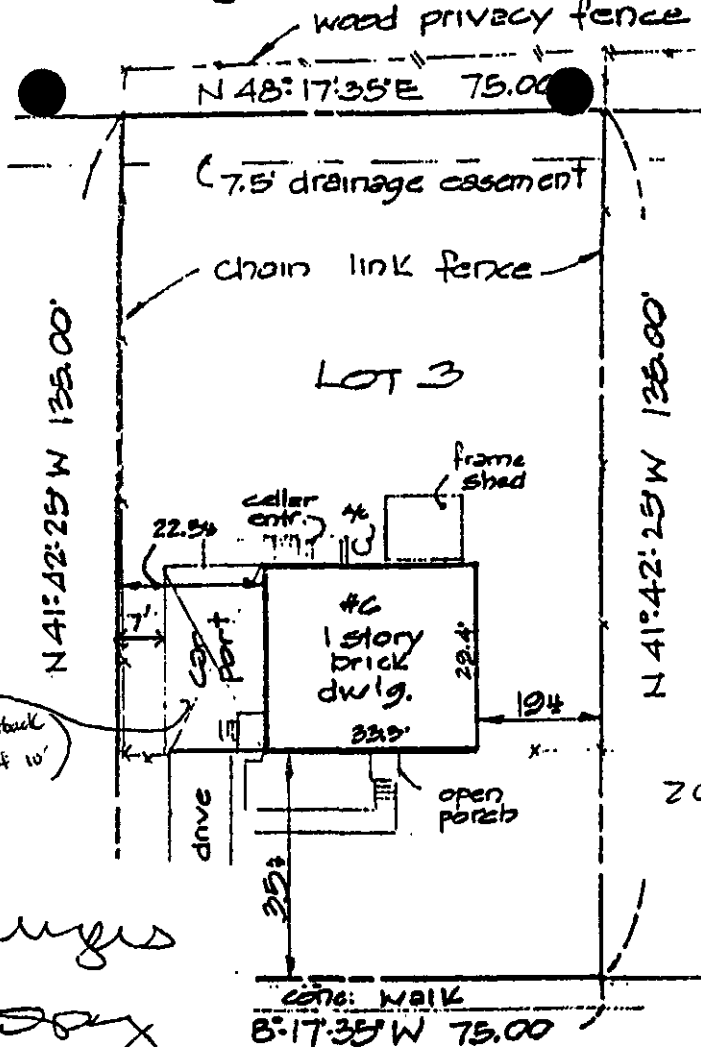
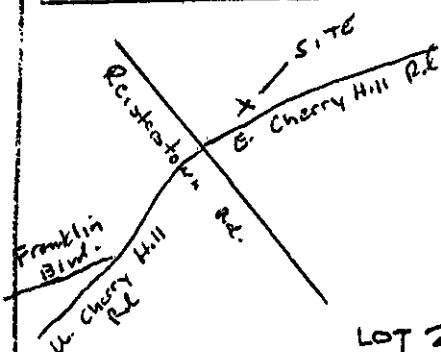
Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

Vicinity Map



* Not in Critical Area
* public utilities within E. Cherry Hill Rd.

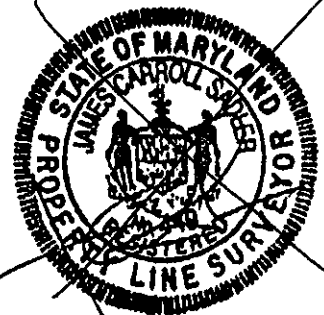
35' front building line
200 scale map - NW 14-T
Zoning DR 3.5
Lot size - 16,125 sq. ft. or .232 Ac.

Existing open carport to be enclosed garage (7' side setback in lieu of 10')

Plot No 1
Dunbar Co.

THE PROPERTY SHOWN HEREON
DOES NOT LIE WITHIN THE BOUNDARY
OF ANY FLOOD ZONE AS DESIGNATED
ON THE FLOOD INSURANCE RATE
COMMUNITY PANEL
240010 0205 B
DATED MAR. 2, 1981.

E. Cherry Hill Road
80' R/W



I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THIS LOT FOR THE
PURPOSE OF LOCATING THE IMPROVEMENTS THEREON AND THAT THEY ARE
LOCATED AS SHOWN.

96-1-A

Being known & designated as
lot 3, block 'A', on plot of
section two Academy Acres
plot book 23/127.

REG. NO. 449

**W.T. SADLER
SURVEYORS**

152 WESTMINSTER ROAD
REISTERSTOWN, MD
21136
(301) 526-5618



LOCATION SURVEY

6 E. Cherry Hill Road
4th elec. dist., Balto. Co, Md.

SCALE	DATE	APP. NO.
1" = 30'	Sept. 3, 1991	J-1030

NOTE: This Plat cannot be used to establish property lines or corners.

Plot for Zoning Variance - Owner: Rada K. Dammic

IN RE: PETITION FOR ADMINISTRATIVE * BEFORE THE
ZONING VARIANCE *
NW/S East Cherry Hill Rd., 250' * ZONING COMMISSIONER
NE of c/l Reisterstown Road *
6 E. Cherry Hill Road * OF BALTIMORE COUNTY
4th Election District *
3rd Councilmanic District * Case No. 96-1-A
Rada K. Davinic
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Rada K. Davinic for that property known as 6 E. Cherry Hill Road in the Academy Acres subdivision of Baltimore County. The Petitioner herein seeks a variance from Section 1B02.3 of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 7 ft., in lieu of the required 10 ft., for converting an existing carport to a garage, as more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

MICROFILMED


ORDER RECEIVED FOR FILING
Date 8/4/95
By M. Hawk

upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 4th day of August, 1995 that the Petition for a Zoning Variance from Section 1B02.3 of the Baltimore County Zoning Regulations (BCZR) to permit a side yard setback of 7 ft., in lieu of the required 10 ft., for converting an existing carport to a garage, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
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3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmn

ORDER RECORDED & INDEXING
DATE 8/14/95
BY M. Good

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 4, 1995

Ms. Rada K. Davinic
6 E. Cherry Hill Road
Reisterstown, Maryland 21136

RE: Petition for Administrative Variance
Case No. 96-1-A
Property: 6 E. Cherry Hill Road

Dear Ms. Davinic:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

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Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.





Petition for Administrative Variance

96-1-A

to the Zoning Commissioner of Baltimore County

for the property located at 6 East Cherry Hill Road

which is presently zoned DR 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

RADA K. DAVINIC

(Type or Print Name)

Rada K. Davinic

Signature

(Type or Print Name)

Signature

6 E CHERRY HILL RD. HOME: 526-3921 OFFICE: 494-2073

Address

Phone No.

REISTERSTOWN MD. 21136

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: mzk DATE: 7/6/95

ESTIMATED POSTING DATE: 7/16/95

Printed with Soybean Ink
on Recycled Paper

ITEM #: 4

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 6 CHERRY HILL RD.
address
REISTERSTOWN MD. 21136
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

X I WISH TO CLOSE EXISTING CAR-PORT AND MAKE A GA-
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3 X BURGLARY, LAST WAS MAY 13-95. OPEN CAR PORT
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10 F. THIS IS REASON FOR MY PETITION FOR
ZONING - VARIANCE

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Rada K. Davinic
(signature)
RADA K. DAVINIC
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of July, 19 95, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Rada K Davinic

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

7-1-95
date

Jean Marie Shettle
NOTARY PUBLIC

My Commission Expires: July 9, 1997

MICROFILMED

96 1-A

Beginning on the northwest side of East Cherry Hill Road (80 feet wide) at the distance of 250 feet northeast of the centerline of Reisterstown Road. Being Lot 3, Block A, Section 2 of Academy Acres as recorded in Plat Book 23, Folio 127. Also known as 6 East Cherry Hill Road containing .232 acres in the 4th Election District.

RECEIVED

04

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

96-1-A

No.

003694

DATE 7-6-95

ACCOUNT 01-615

Item: 04

Taken In By: MX

AMOUNT \$ 85.05

RECEIVED 10/10/95

10.00 (L. East (New Hill Rd))

10.

0.07

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

July 21, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on July 20, 1995.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 on Room 110 - Old Courthouse, 101 W. Washington Avenue, Baltimore, Maryland 21201.

101 W. Washington Avenue
Baltimore, Maryland 21201

Shopping Center
420 NW of Westfield Road
12th Election District

7th Councilmanic
Legal Owner(s):

Merritt Boulevard

Property Partnership

Hearing: Thursday

August 10, 1995 at 9:00

a.m. in Rm. 106, County Office Building

Variance to permit an identification sign with a face area of 192 square feet in lieu of the permitted 160 square feet; and to permit a height of 27 feet in lieu of the maximum 25 feet.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

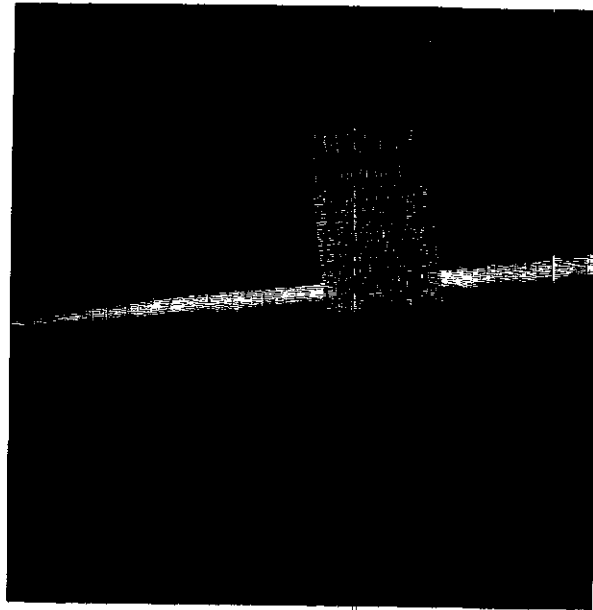
NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call 887-3353.

(2) For information concerning the file and/or hearing, please call 887-3351.

7/19/95 July 20.

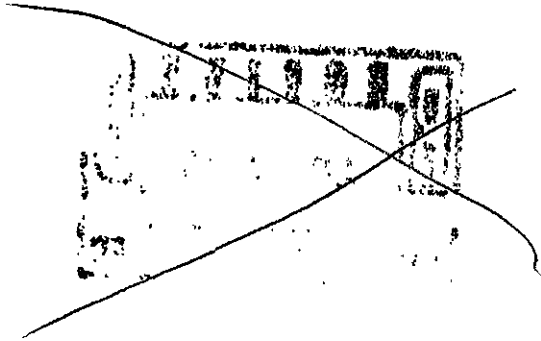
1/1 CROFILMED

96-1-A



96-1

MICROFILMED



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 04

Petitioner: Rada K. Davinic

Location: 6 East Cherry Hill Rd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Rada K. Davinic

ADDRESS: 6 East Cherry Hill Rd.

Reisterstown, MD 21136

PHONE NUMBER: (410) 526-3921

AJ:ggs

(Revised 04/09/93)



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 17, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-1-A (Item 4)
6 East Cherry Hill Road
NW/S East Cherry Hill Road, 250' NE of c/l Reisterstown Road
4th Election District - 3rd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property should have been posted on or before July 16, 1995. The closing date (July 31, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director
Department of Permits and Development Management

cc: Rada K. Davinic

MICROFILMED



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 27, 1995

Mr. Rada K. Davinic
6 East Cherry Hill Road
Reisterstown, Maryland 21136

RE: Item No.: 4
Case No.: 96-1-A
Petitioner: R. K. Davinic

Dear Mr. Davinic:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on July 6, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: July 24, 1995
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for July 24, 1995
Items 004, 005, 006 and 008³

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 07/17/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION OF JULY 17, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 01, 03, 04, 05, 06 & 08.5

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: July 18

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: July 17, 1995

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

1
2
3
④
8

LS:sp

LETTY2/DEPRM/TXTSBP

MICROFILMED



Maryland Department of Transportation
State Highway Administration

Hal Kassoff
Administrator

7-12-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 004 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

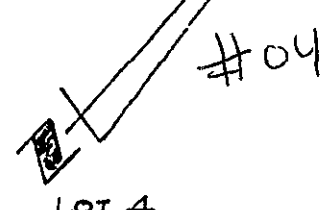
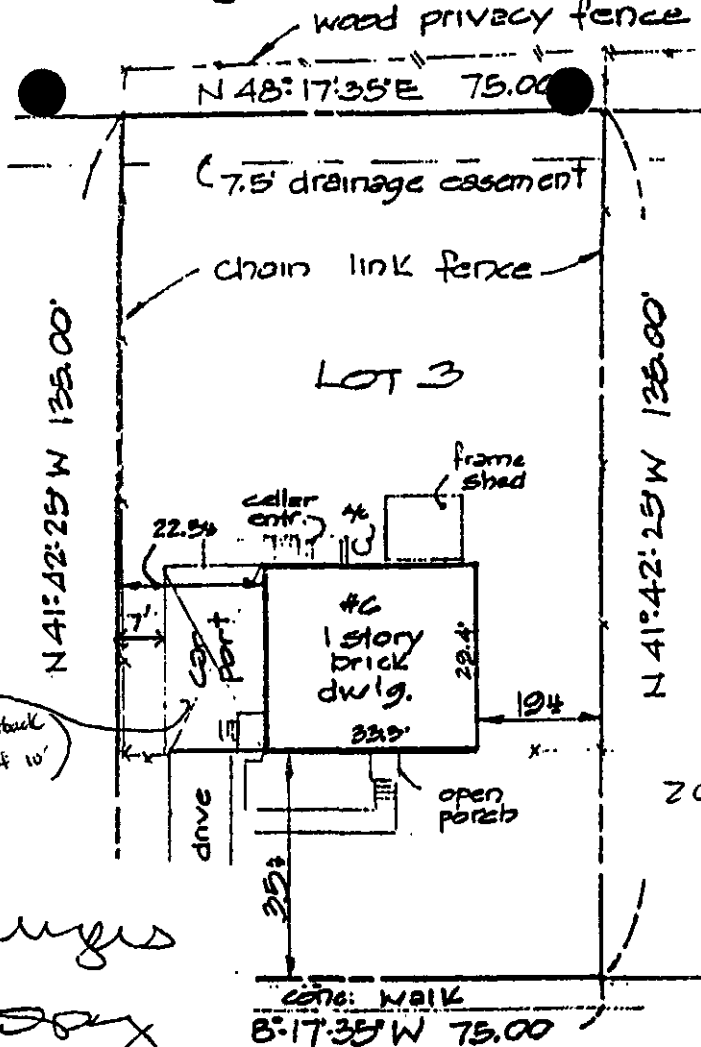
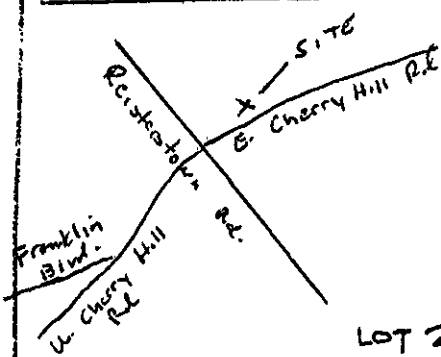
Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

Vicinity Map



* Not in Critical Area
* public utilities within E. Cherry Hill Rd.

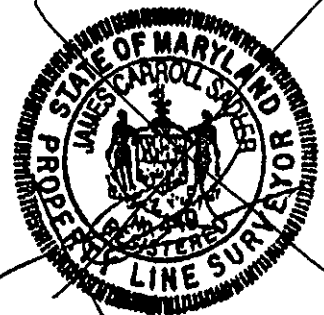
35' front building line
200 scale map - NW 14-T
Zoning DR 3.5
Lot size - 16,125 sq. ft. or .232 Ac.

Existing open carport to be enclosed garage (7' side setback in lieu of 10')

Plot No 1
Dunbar Co.

THE PROPERTY SHOWN HEREON IS NOT LIE WITHIN THE BOUNDARY OF ANY FLOOD ZONE AS DESIGNATED BY THE FLOOD INSURANCE RATE COMMUNITY PANEL
240010 0205 B
DATED MAR. 2, 1981.

E. Cherry Hill Road
80' R/W



I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THIS LOT FOR THE PURPOSE OF LOCATING THE IMPROVEMENTS THEREON AND THAT THEY ARE LOCATED AS SHOWN.

96-1-A

Being known & designated as lot 3, block 'A', on plot of section two Academy Acres plot book 23/127.

REG. NO. 449

W.T. SADLER
SURVEYORS

152 WESTMINSTER ROAD
REISTERSTOWN, MD
21136
(301) 526-5618



LOCATION SURVEY

6 E. Cherry Hill Road
4th elec. dist., Balto. Co, Md.

SCALE	DATE	APP. NO.
1" = 30'	Sept. 3, 1991	J-1030

NOTE: This Plat cannot be used to establish property lines or corners.

Plot for Zoning Variance - Owner: Rada K. Dammic

